

**Greenwood Place
London NW5**

WRITTEN SCHEME OF INVESTIGATION FOR AN ARCHAEOLOGICAL EVALUATION

Date 23/06/2016

Project Manager: Louise Davies



GREENWOOD PLACE London NW5

Written scheme of investigation for an archaeological evaluation

Planning reference 2013/5947/P and condition number 24A

Sign-off history:

Issue No.	Date:	Prepared by:	H&S signed off by:	Approved by:	Reason for Issue:
1	20.06.16	Louise Davies	TBC	Louise Davies Project Manager	Draft for client review
2	23.06.16	Louise Davies	TBC	Louise Davies Project Manager	Final version

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Fig 1 Site location

Fig 2 Location of proposed archaeological trenches and auger holes

1 Introduction

1.1 Project background

- 1.1.1 This Written Scheme of Investigation (or WSI) for an archaeological evaluation on the site of Greenwood Place has been commissioned from MOLA by Kier.
- 1.1.2 The site comprises the Greenwood Centre to the west of Greenwood Place; the centre of the site lies at National Grid reference 528815 185385. Modern pavement level near to the site lies at c 39m OD. The buildings do not have basements.
- 1.1.3 The site is being developed to create a new community resource centre on Greenwood Place. The development received planning permission (application reference 2013/5947/P) on 18 June 2014 and included Condition No 24. The condition states:
- A) No development (excluding demolition and enabling works) shall take place on i) the community centre; and ii) the residential building; until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.
- B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before works on the relevant part of the development commence the applicant (or their heirs and successors in title) shall secure the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.
- C) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (B).
- D) The development shall not be occupied until the site investigation and post-investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.
- Reason: In order to ensure the identification of and minimise damage to important archaeological remains which may exist on this site, in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.
- 1.1.4 This WSI relates to part A of condition 24. The results of the archaeological evaluation will determine the level of further archaeological mitigation work required to fulfil parts B to D.
- 1.1.5 The potential archaeological interest on the site is for palaeoenvironmental remains associated with a tributary of the River Fleet; for later medieval agricultural features; and for post-medieval structural remains and features such as rubbish and cess pits relating to Prospect Place.
- 1.1.6 The purpose of archaeological evaluation as defined by the Chartered Institute for Archaeologists is to 'determine, as far as is reasonably possible, the nature of the archaeological resource within a specified area using appropriate methods and practices' (CIFA, 2014). The results of the evaluation will inform the construction design and allow the Project Team and Local Planning Authority to identify an appropriate mitigation strategy for any archaeological remains that would be affected by the development. Should any archaeological mitigation be necessary an additional written scheme of investigation will be prepared and submitted for approval, specifying the archaeological works and covering fieldwork, post-

- excavation analysis, publication and archiving
- 1.1.7 The evaluation works consist of two trenches and three archaeological auger holes, outlined further in Section 3. MOLA will be working with an Attendance Contractor who will undertake all breaking, removal of modern made ground and supporting the trenches.
- 1.1.8 The results of the evaluation will be set out in a report to be issued within six weeks of completing the fieldwork. The site archive will be deposited with the LAARC within 12 months of issuing the report.
- 1.1.9 This document sets out the methodologies (including Health & Safety) which will be followed during the excavation of the evaluation trenches and during the post-excavation analysis and reporting stages. These will follow the Standards and Code of Practice laid down by the Chartered Institute for Archaeologists (CIFA 2014), and Historic England Centre for Archaeology Guidelines where appropriate
- 1.1.10 Other relevant documents include:
- the Archaeological desk-based assessment (MOLA 2015). This presented the initial assessment of archaeological potential on the site.
 - the ground investigation report (Geosphere Environmental Ltd 2016). This presented the results of geotechnical investigations on the site.

1.2 Planning and legislative framework

- 1.2.1 The Planning and legislative background to the site has been adequately summarised in the previous Archaeological desk-based assessment (MOLA 2015 section 9).

1.3 Archaeological background

- 1.3.1 A detailed description of the geology, archaeology and history of the site was provided in the earlier Archaeological desk-based assessment (MOLA 2015). A brief resume is provided here:
- 1.3.2 The geology in the area of the site is London Clay overlain by alluvium. London Clay has been recorded in several boreholes and window samples on the site, and is generally present at 1.5m–2m bgl. London Clay was found at greater depths in the northern part of the site, where it was recorded at 5m bgl in BH01. This may be the location of the tributary of the River Fleet which supposedly ran through the site roughly from the northern corner to the south-eastern corner. Overlying the London Clay in BH01 was made ground, which is likely to comprise imported material to make up the ground level in the river channel when it was diverted or culverted.
- 1.3.3 No alluvium was recorded in BH01, or in any of the recent geotechnical investigations undertaken on the site (Geosphere Environmental Ltd 2016), but alluvium may exist above the London Clay and has potential to contain palaeoenvironmental remains. The watercourse may now be contained in a sewer under Greenwood Place although, if so, this will not have destroyed deposits of interest underneath it and to either side. Palaeoenvironmental remains are likely to preserve evidence about the past environment in waterlogged conditions that will not survive on the drier land to either side, and this evidence can inform us of the physical conditions of the surrounding landscape at all periods up to at least the culverting of the stream, probably around the middle of the 19th century.
- 1.3.4 The site has low potential to contain archaeological remains dated to the prehistoric period. There is a lack of sites and finds dated to this period in the study area, and although this may be the result of lack of investigations, the site's location on heavy clay soils is unlikely to have attracted early settlement and farming.
- 1.3.5 The site has a low potential to contain archaeological remains dated to the Roman

- period. There is no evidence for Roman activity in the study area, and the site lay at considerable distance from any known settlements and roads.
- 1.3.6 The site has a low potential to contain remains dated to the early medieval period. Throughout this period, the site was located at considerable distance from the known settlements and probably within pasture or woodlands.
 - 1.3.7 The site has a moderate potential to contain localised archaeological remains dated to the later medieval period. By this time, road-side settlements had developed along Kentish Town/Highgate Road. Later cartographic evidence suggests that the site lay within fields between two settlements (Green Street and Kentish Town), but it is also possible that the site lay within the built area, or that intermittent building was spread all the way along the road. Agricultural features, such as pits and ditches would be of low significance while any remains of settlement (footings, pits, etc) would be of low to medium significance depending on their nature and degree of preservation.
 - 1.3.8 The site has a high potential to contain archaeological remains dated to the post-medieval period. By the early 19th-century, a row of houses known Prospect Place had been constructed in the south-western part of the site. These eventually gave way to small-scale industrial buildings and a chemical warehouse. The truncated remains of foundations and cellars may survive below-ground, as well as outbuildings and cut features such as rubbish and cess pits.

1.4 MOLA team and other responsibilities

In the document below the following terms should be understood:

- 1.4.1 *MOLA (Museum of London Archaeology)* is a company limited by guarantee registered in England and Wales with company registration number 07751831 and charity registration number 1143574. Registered office: Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED.
- 1.4.2 *Project Manager* - MOLA office based manager who is the client's principal point of contact and who has overall responsibility for the project budget and delivery.
- 1.4.3 *Site Supervisor* - MOLA site based manager who is responsible for the direction of the field team. Site supervisors on larger sites will tend to be Project Officers in grade, whilst on other sites they will be Senior Archaeologists. On some sites there may be both a Project Officer and/or one or more Senior Archaeologists.
- 1.4.4 *Archaeologists* - MOLA excavation staff responsible on site for archaeological excavation.
- 1.4.5 *Field Services Operations Manager* - MOLA office based manager responsible for allocation of staff and supply of equipment and resources.
- 1.4.6 *Health and Safety Compliance Manager* – The MOLA manager with sole responsibility for site inspections, reporting and issuing of recommendations for the Site Supervisor and Project Manager to implement. Reports directly to MOLA CEO
- 1.4.7 *Principal Contractor* - appointed directly by the Client with overall responsibility for site H&S under CDM regulations.
- 1.4.8 *Attendance Contractor* - the contractor responsible for providing such attendances to MOLA as are deemed necessary to carry out their archaeological work. These might for instance include but not be restricted to shoring, lighting, facilities, fencing, additional labour, spoil removal, etc The Attendance Contractor may be the same as the Principal Contractor, or it may be subcontracted to the Principal Contractor or it may sub-contracted to MOLA.
- 1.4.9 *Sub-contractor* – where this term is used in this document it refers to any contractor employed directly by MOLA during the course of its work on the site.

2 Objectives of the evaluation

2.1 General considerations

- 2.1.1 The purpose of an archaeological field evaluation as defined by the Chartered Institute for Archaeologists (CIFA, 2014) is to ‘determine, as far as is reasonably possible, the nature of the archaeological resource within a specified area using appropriate methods and practices.’
- 2.1.2 This is further explained as ‘a limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site... . If such archaeological remains are present field evaluation defines their character, extent, quality and preservation, and enables an assessment of their worth in a local, regional, national or international context as appropriate.’
- 2.1.3 The CIFA guidelines also states that, where evaluation takes place in support of a planning application, the archaeological resource should not be ‘needlessly disturbed or damaged or inappropriate or excessive cost incurred’
- 2.1.4 An evaluation should thus augment any previous desk-based assessment, and provide all parties, particularly the Local Planning Authority, with sufficient material information upon which to base informed decisions regarding mitigation. An evaluation may therefore result in the need for further archaeological action and a further written scheme of investigation may be required in order to comply with planning conditions.
- 2.1.5 MOLA’s archaeological evaluation methodology will conform to best professional practice as summarised in the appropriate Chartered Institute for Archaeologists Guideline for Evaluation (CIFA 2014)

2.2 Site specific objectives

- 2.2.1 The redevelopment of the site may have an impact on archaeological and palaeoenvironmental deposits. The primary objective of the evaluation is to confirm the extent, nature and significance of any surviving archaeological deposits or structures in the site.
- 2.2.2 The assessment of significance of any surviving remains is undertaken in the context of the wider archaeological research priorities for London. These are set out in the Museum of London’s ‘*A research framework for Greater London*’ (MOL, 2002).
- 2.2.3 A number of broad objectives and research questions have been identified for this evaluation:
 - Is there any evidence for a former tributary of the River Fleet in the site?
 - Is alluvium present on the site?
 - How does the level of natural London Clay on the site vary? Has the London Clay been truncated?
 - What evidence is there for the later medieval agricultural landscape?
 - Are any structural remains on Prospect Place present?
 - Do any post-medieval pits or back-lot features exist on the site?
 - What level of truncation was caused by the former chemical warehouse and day centre on the site?

3 Evaluation methodology

3.1 Archaeological considerations

3.1.1 The evaluation involves excavation of two archaeological trial trenches located in the northern and southern parts of the site, and three archaeological auger holes in the northern part of the site.

3.1.2 The archaeological investigations are detailed in Table 1.

Investigation Type	Location	Dimensions	Approx. max Depth
Trench 1	Northern part of site	2m x 10m	c 2.5m
Trench 2	Southern part of site	2m x 15m	c 2.5m
Auger hole 1	West of trench 1		4m
Auger hole 2	Centre of trench 1		5m
Auger hole 3	East of trench 1		4m

Table 1 Archaeological investigations

Trench 1

3.1.3 In Trench 1 there is predicted to be the greatest depth of made ground (from geotechnical borehole data); this trench is in the location of a possible tributary of the River Fleet. Trench 1 will be excavated by machine to the full depth of c 2.5m unless archaeological features are revealed. If archaeological features are revealed, then the trench will be stepped or battered as necessary to allow access for archaeologists to enter and hand-excavate and record features. Any post-medieval archaeological remains existing in the area of Trench 1 are predicted to be present in the top 2–2.5m of ground. If no discernible archaeological features are revealed, then excavation of the trench will proceed by machine only to a depth of c 2.5m. The trench will then be backfilled and Auger hole 2 will be sunk from ground level.

Trench 2

3.1.4 Trench 2 has been positioned to target the post-medieval remains of Prospect Place. This area of the site has the greatest potential for the survival of post-medieval remains. This trench will be opened by machine and all modern made ground removed to the top of the archaeology. Once archaeological remains are revealed, the trench will be stepped or battered as necessary to allow access for archaeologists to enter and hand-excavate and record features.

Auger holes

3.1.5 The auger holes will be sunk using a power auger by MOLA geoarchaeologists. The aim of the auger holes is to locate the former tributary of the River Fleet and collect samples of alluvium to test of palaeoenvironmental remains. Augers holes 1 and 3 are predicted to be up to 4m deep, and auger hole 2, if it is located correctly over the former stream channel, could be up to 5m deep. All auger holes will be excavated from ground level. Auger hole 2 will be excavated after Trench 1 has been backfilled.

General methodology

- 3.1.6 Initial location of the trenches and breaking out by the Attendance Contractor will be monitored by MOLA staff.
- 3.1.7 All undifferentiated material of recent origin (normally defined as twentieth century and later) within trenches will be removed down to the first significant archaeological horizon. This will be done by the Attendance Contractor in 10cm spits using a 1.8m wide toothless ditching bucket, under archaeological supervision by MOLA. The MOLA Site Supervisor will decide when remains of archaeological significance requiring recording are revealed.
- 3.1.8 Following initial exposure of archaeological horizons, investigation will be by hand, with cleaning, examination and recording both in plan and section. Any archaeological remains revealed will be recorded in the appropriate manner (see 3.2). Resort to machine excavation may be necessary. This technique is only appropriate for the removal of homogeneous and 'low-grade' layers where it can reasonably be argued that more detailed attention would not produce information of value, and where their removal may give a 'window' onto underlying levels.
- 3.1.9 Archaeological excavation will proceed only until significant archaeological levels have been reached and will be sufficient to allow the nature and extent of these to be identified. The levels at which all excavations will cease will be determined by on-site consultations between the Archaeology & Planning Officer of the local Authority (or their agent), the MOLA Project Manager and a representative of the client or his agent.
- 3.1.10 Investigation will not be at the expense of any structures, features or finds which might reasonably be considered to merit preservation in-situ. Where archaeological remains are to be preserved in-situ they will be adequately protected from deterioration. This might involve for instance protective boxing; or wrapping deposits or features in a geo-textile such as Terram; or sealing with sand or other suitable soft materials; or other means as deemed suitable/appropriate at the time by the local authority.
- 3.1.11 Some features, such as pits and wells may merit excavation to a greater depth, and modern cut features will be used to provide a 'window' onto earlier levels.
- 3.1.12 In addition to the excavation of man-made deposits some assessment of 'naturally deposited' levels may be necessary, especially when these are organically preserved and laid down within archaeological timescales; for example alluvial or peat deposits.
- 3.1.13 Any finds of human remains will be left in situ, covered and protected. If removal is essential it can only take place under appropriate Faculty jurisdiction, Ministry of Justice (Coroner's Division) licence, environmental health regulations, coroner's permission, and if appropriate, in compliance with the Disused Burial Grounds (Amendment) Act 1981 or other local Act. It will be necessary to ensure that adequate security is provided.
- 3.1.14 Because the timing of the evaluation is dependent on the client it remains the client's responsibility to give adequate notice to MOLA of when access is possible.

3.2 Recording systems

- 3.2.1 A unique-number site code will be agreed with the Museum of London Archaeological Archive (LAARC).
- 3.2.2 The recording systems adopted during the investigations will be fully compatible with those most widely used elsewhere in London, and those required by the Archive Receiving Body, the Museum of London.

3.3 Treatment of finds and samples

- 3.3.1 All recovery, retention and treatment of finds and samples will be carried out mindful of the overall purpose of the exercise, ie to evaluate for further decision making, as expressed in CIFA (2014) guidelines. To this end, all artefactual and ecofactual material will be reviewed on site for its capability to inform the evaluation report.
- 3.3.2 Where necessary, a supplementary strategy for sampling archaeological and environmental deposits and structures may be developed by MOLA in accordance with GLAAS and CIFA guidelines. Advice will be sought from the LPA Archaeological Advisor and the Historic England Regional Archaeological Science Advisor throughout the project, as appropriate. Subsequent off-site work and analysis of the processed samples and remains will be undertaken by MOLA Specialists
- 3.3.3 All retained finds and samples will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in a proper manner and to standards agreed in advance with the Museum of London.
- 3.3.4 All finds of gold and silver, or other objects definable as 'treasure', will be removed to a safe place and reported to the local Coroner according to the procedures of the Treasure Act 1996 and the Treasure (Designation) Order 2002. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.

3.4 Ownership of finds

- 3.4.1 Whereas ownership of any finds on the site lies with the landowner, it is necessary that the landowner gives the necessary approvals, licences and permissions to donate any finds recovered from the site to the Museum of London, to enable that body to carry out its obligations to curate the finds, in perpetuity, as part of the archaeological Archive from this site.
- 3.4.2 These approvals, licences and permissions shall be either confirmed in the Agreement and Contract regulating the archaeological works and/or confirmed by the completion of the relevant Deed of Transfer form (draft appended).
- 3.4.3 The client (or their agent) will make arrangements for the signing of the Deed of Transfer Form by the client or, if the landowner is different to the client, by the landowner.
- 3.4.4 Notwithstanding the above, subsequent arrangements may be made if required between the landowner and/or the client and the Museum for the conservation, display, provision of access to or loan of selected finds in or near their original location.

3.5 Reports and archives

- 3.5.1 On completion of the fieldwork an *Evaluation report* will be made available to the client and the Local Planning Authority within six weeks of the completion of fieldwork.
- 3.5.2 A short summary of the results of the evaluation will be submitted to the Greater London HER and NAR [using the appropriate archaeological report forms] and for publication in the appropriate academic journals.
- 3.5.3 Details of the project will be submitted to the online database maintained by the Online Access to the Index of Archaeological Investigations (OASIS) Project
- 3.5.4 GIS data will also be made available to the GLHER.
- 3.5.5 Finds and records will be curated by a single organisation, and be available for

public consultation in a site archive compatible with other archaeological archives in the Museum of London and adhering to standards set out in the following:

- Archaeological Archive Forum, *Archaeological Archives: a guide to best practice in creation, compilation transfer and curation* (2011)
- Museum of London, *General Standards for the preparation of archaeological archives deposited with the Museum of London*, (2009),
- Museums and Galleries Commission's Standards in the Museum Care of Archaeological Collections (1992),
- Society of Museum Archaeologists' draft Selection, Retention and Dispersal of Archaeological Collections (1992).
- Society of Museum Archaeologists (1995) *Towards an Accessible Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales*.
- United Kingdom Institute for Conservation Guidelines for the preparation of excavation archives for long term storage (1990)

3.5.6 Copyright of the written archive will be vested in the Museum.

3.5.7 Pursuant to these agreements the archive will be presented to the archive officer or relevant curator of the Museum within 12 months of the completion of fieldwork (unless alternative arrangements have been agreed in writing with the local planning authority). If there is further field work the archive for the evaluation will be presented with the archive for that field work.

3.6 Evaluation method agreement

3.6.1 An adequate archaeological methodology and trench layout for the evaluation must be approved by the Local Planning Authority prior to the start of work on site.

3.6.2 This recommended format attempts to define best practice but cannot fully anticipate conditions encountered as the evaluation progresses. Material changes to the approved evaluation format are however only to be made with the prior written approval of the Local Planning Authority.

4 Programme, staffing and attendances

4.1 Timetable and staffing

- 4.1.1 The timing and duration of the programme of archaeological evaluation will be determined by the contractor's overall programme and the nature and extent of any surviving remains. It is anticipated that the programme will not be longer than three weeks.
- 4.1.2 A Site Supervisor will monitor the archaeological works, with an archaeologists to help record and level any archaeology, and a geoarchaeological to operate the power auger. Other specialists may be called in if necessary. It is unlikely that the recording of an individual evaluation trench, once dug, will need more than 2.5 person days.

4.2 Attendances

- 4.2.1 For evaluations the attendances required by MOLA tend to be minimal. However, some provision for welfare and working conditions will need to be anticipated. Some or all of the following attendances may be required and supplied by the client's agent.
- 4.2.2 The need for the shoring of trenches will be determined by a competent person taking into account ground conditions, groundwater conditions, weather conditions, nature of work to be undertaken, how long the work will take, adjacent structures. The shoring will be installed and maintained in accordance with CDM 2015 and HSG 150 throughout the occupancy of the site by a competent person employed by the Principal Contractor/client or his agents. The shoring will be inspected by a competent contractor (Not MOLA) before each shift, any event which may have affected the strength of the shoring, or any un-intentional falls of material or equipment.
- 4.2.3 Where mechanical or electric hoists are to be used in shored shafts, MOLA Health and Safety policy requires staff working in shafts less than 4m x 4m to leave the shaft before hoisting of buckets takes place and not to re-enter until the bucket is lowered back into position. Time for such evacuation will not form part of excavation programme. Beyond a depth of 3m within such shafts gas monitoring equipment will be required to ensure appropriate air quality for those working there. Where mechanical or electrical hoists are in use in larger excavation trenches, the area in which the hoist is in use must be clearly demarcated and no staff will enter this area while the hoist is being raised or lowered.
- 4.2.4 Safety guard-rails and suitable access points into the site and areas of excavation, away from any site traffic and machinery.
- 4.2.5 Ladders into all areas of excavation when the excavated depth requires such access.
- 4.2.6 If ground-water is encountered in the trenches, adequate pumps will be required to remove it in order to complete the excavations.
- 4.2.7 If necessary, tungsten halogen lamps (500W minimum) with 110-volt transformer, adequate cabling, and power supply.
- 4.2.8 A suitable security system to operate overnight, weekends and holidays.
- 4.2.9 Labourers to assist in the removal of spoil from deeper areas of excavation.

5 Funding

- 5.1.1 Agreement on funding for the archaeological field evaluation is being sought via a separate document.

6 Bibliography

- ACAO, 1993 *Model briefs and specifications for archaeological assessments and field evaluations*, Association of County Archaeological Officers
- Archaeological Archive Forum, 2011 *Archaeological Archives: a guide to best practice in creation, compilation transfer and curation*
- BADLG, 1991 Code of Practice, British Archaeologists and Developers Liaison Group
Located on intranet
- Chartered Institute for Archaeologists, (CIFA), 2014 *By-Laws, Standards and Policy Statements of the Chartered Institute for Archaeologists, Standards and guidance*
- DCLG [Department of Communities and Local Government], March 2012 *National Planning Policy Framework*.
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- Society of Museum Archaeologists (1993) *Selection, Retention and Dispersal of Archaeological Collections. Guidelines for use in England, Wales and Northern Ireland*.
- Society of Museum Archaeologists (1995) *Towards an Accessible Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales*.
- Standing Conference of Archaeological Unit Managers, 1991 revised 1997 *Health and Safety in Field Archaeology, Manual*
- Treasure Act 1996 Code of Practice (2nd Revision) 1996, DCMS

7 Appendix: Draft Transfer of finds ownership form

DATED

20

[]

-AND-

THE BOARD OF GOVERNORS OF
THE MUSEUM OF LONDON

DEED OF TRANSFER
of Finds excavated at
[]

Site Code []

THIS DEED OF TRANSFER is made on the _____ day of _____ 20____

BETWEEN: -

☐ a company registered in England under Reg. No ☐ whose registered office is situate at ☐
("the Site Owner");

AND

THE BOARD OF GOVERNORS OF THE MUSEUM OF LONDON an exempt charity established under the Museum of London Acts 1965-1986, whose principal place of business is located at 150 London Wall, London EC2Y 5HN, ("the Museum") which expression shall include any Governors appointed from time to time acting in accordance with the powers vested in them under the Museum of London Acts 1965-1986.

WHEREAS

A The Site Owner is the owner of a property at [] known by its site code [] whereupon an archaeological intervention has been carried out ("Excavation").

B The Site Owner is the owner of any items of archaeological interest found during the Excavation.

C The Site Owner wishes to transfer to the Museum title to the items referred to in Recital B.

D The Museum has agreed to provide facilities for the accommodation and, at its discretion, the display of the items referred to in Recital B on condition that the same are assembled as an archive in accordance with the provisions of this Deed.

NOW IT IS HEREBY AGREED as follows: -

1. PREPARATION AND DELIVERY OF THE ARCHIVE

1.1 The Site Owner will procure the preparation of the items of archaeological interest found during the Excavation in accordance with the requirements of the Museum's *General Standards for the Preparation of Archaeological Archives deposited with the Museum of London*, a copy of which is available to the Site Owner for inspection, and generally in accordance with best archaeological practice. The Site Owner will also procure to be prepared a full inventory of the items so prepared ("the Finds Inventory") and a list of the boxes and other containers in which those items will be transported to the Museum ("the Final Transfer Summary"). The items of archaeological interest listed in the Finds Inventory are hereinafter referred to as "the Finds".

1.2 The Site Owner will arrange for delivery of the Finds, Finds Inventory and the Final Transfer Summary to the Museum without cost to the Museum, after consultation with the Museum as to the method and time of delivery.

1.3 Title to and risk in the Finds will pass to the Museum on delivery of the Finds to the Museum in accordance with clause 1.2.

2. WARRANTIES

2.1 The Site Owner warrants to the Museum that:

- 2.1.1 [to the best of its knowledge and belief ***delete as appropriate***] at the date of this Deed ownership of the Finds is vested exclusively in the Site Owner;
- 2.1.2 [to the best of its knowledge and belief ***delete as appropriate***] at the date of this Deed the Finds are free of all charges, encumbrances and third party rights and no right has been granted in respect of them which would affect the transfer of title to the Finds by the Site Owner to the Museum or otherwise give rise to any conflict with the provisions of this Deed;
- 2.1.3 [to the best of its knowledge and belief ***delete as appropriate***] at the date of this Deed the Site Owner has the unfettered right to transfer ownership and possession of the Finds to the Museum;
- 2.1.4 the Site Owner will at its own cost take all steps which are or may be necessary at any time to cure any defects in the title to the Finds; and
- 2.1.5 the Site Owner warrants that it or its contractors have complied with all of the requirements of the Treasure Act 1996 and any statutory modification or re-enactment of that Act, and all other legislative requirements relating to the Excavation.

2.2 The Site Owner will indemnify the Museum against any and all claims, demands, proceedings, costs, expenses, loss or damage, of whatever nature which may be made or brought against or incurred by the Museum arising out of or in connection with any breach of the warranties given respectively by the Site Owner in clause 2.1.

3. INTERPRETATION; GOVERNING LAW AND JURISDICTION

3.1 This Deed will be governed by and construed in accordance with the Laws of England and Wales regardless of the place of execution or performance. The English Courts will have exclusive jurisdiction to deal with any dispute or other difference arising out of or in connection with this Deed, unless the Museum chooses to invoke, or voluntarily submits to, the jurisdiction of some other tribunal.

IN WITNESS of which the parties hereto have executed this document as a Deed on the date first written above

[]

By means of these signatures:

Director

Director/Secretary

The **COMMON SEAL** of
THE BOARD OF GOVERNORS
OF THE MUSEUM OF LONDON
was hereunto affixed in the presence of:

Chairman

Secretary

8 Health and Safety Risk Assessment and Method Statement (RAMS)

A Health & Safety Risk Assessment and Method Statement has been prepared by MOLA to accompany this WSI but will be printed out and submitted separately as appropriate.



Fig 1 Site location

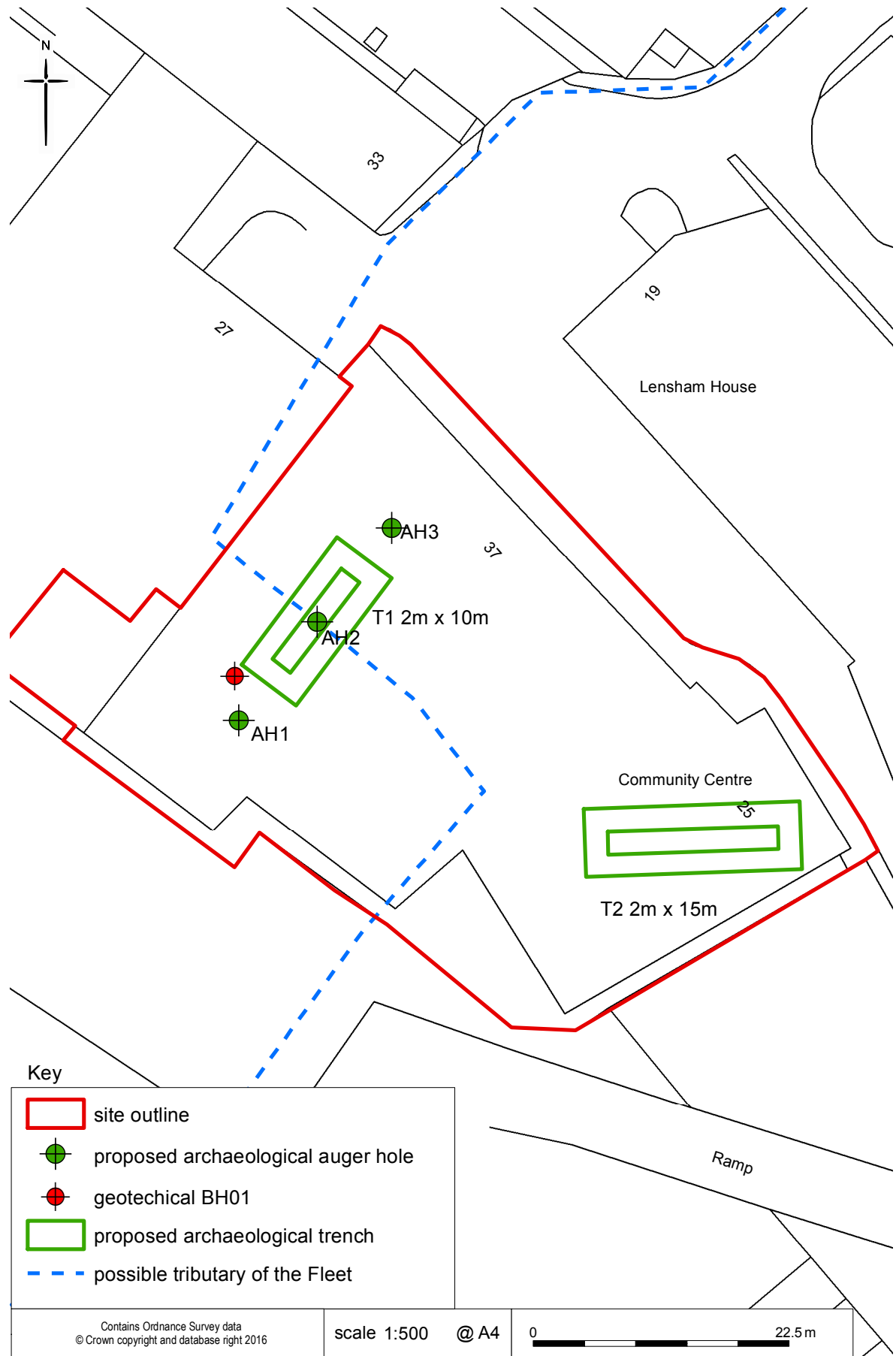


Fig 2 Location of proposed archaeological trenches and auger holes